RECOMMENDATION 10: Create and publish a series of maps and data to communicate and quantify existing inventory and desired outcomes

Some examples include: (1) existing areas of different housing types, (2) areas where new housing types would be appropriate, (3) inventory of vacant or unplatted land, (4) information about cost burdened households.

Housing Age:

One, Two, and Three Family Platted Dwellings

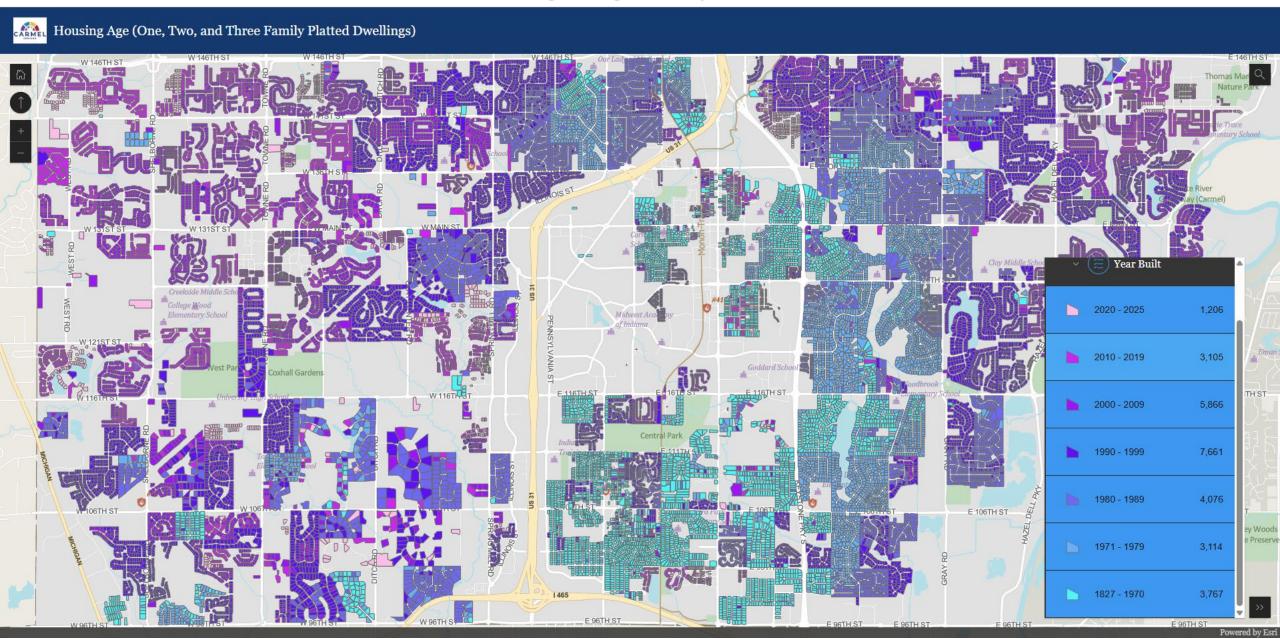
Total Count: 28,795

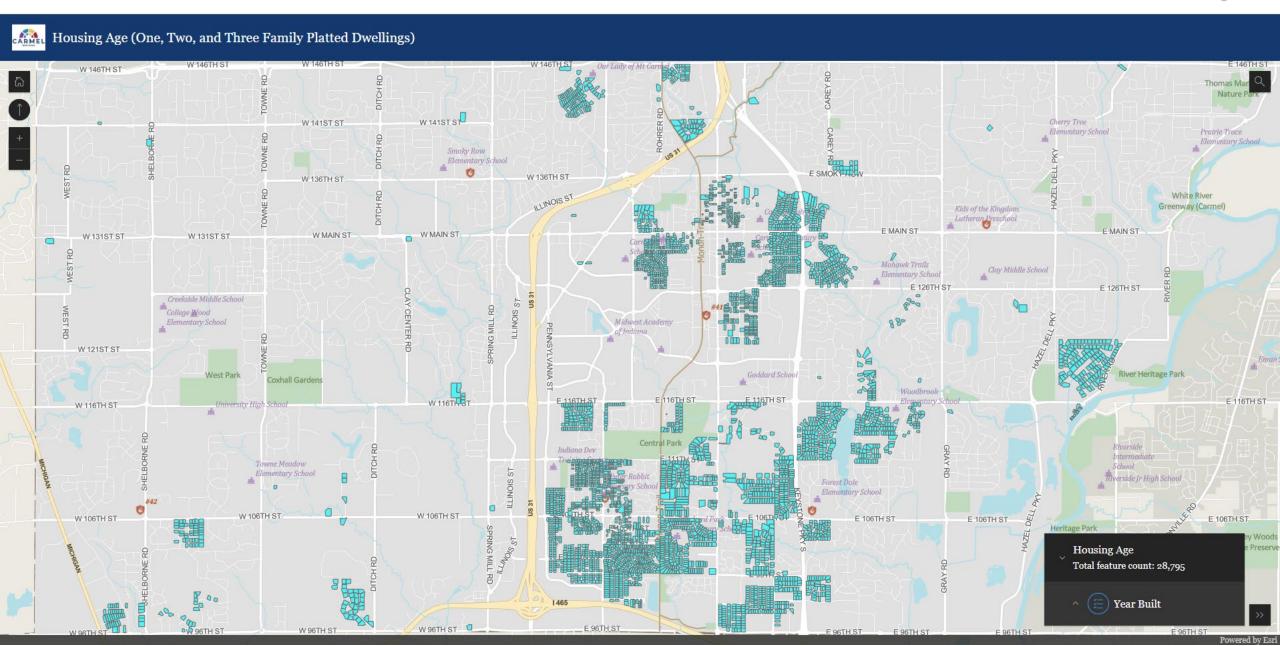
Year Built:

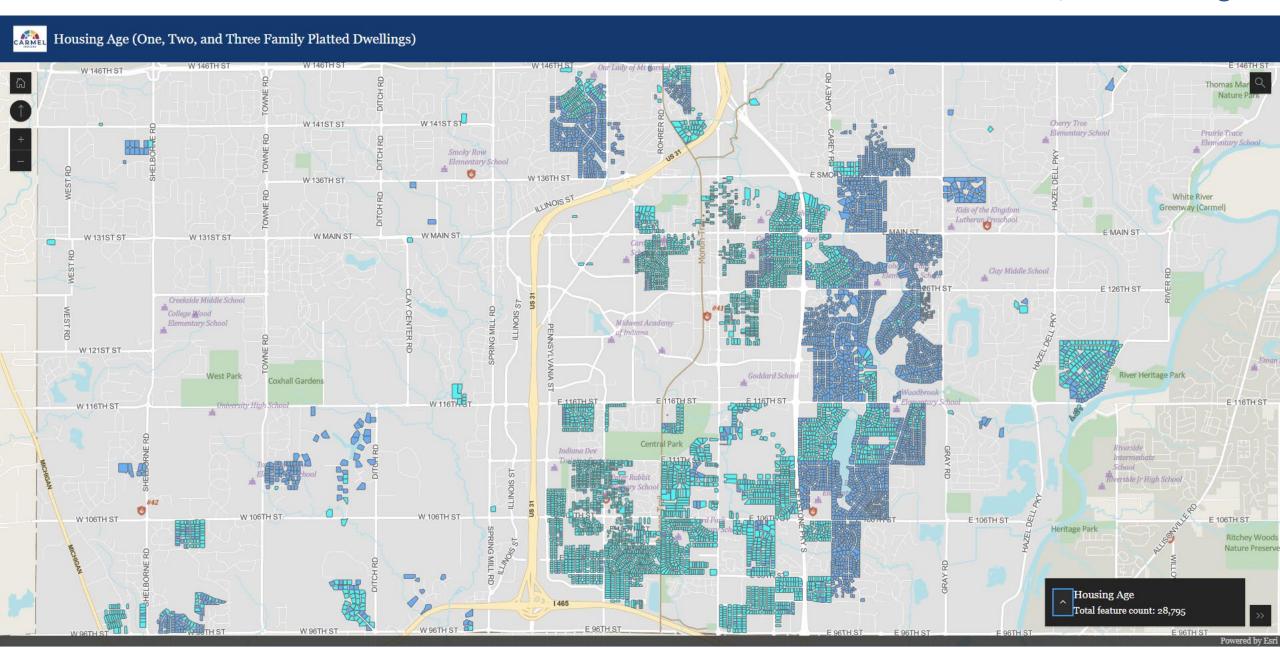
- 2020-2025: 1,206 (4%)
- 2010-2019: 3,105 (11%)
- 2000-2009: 5,866 (20%)
- 1990-1999: 7,661 (27%)
- 1980-1989: 4,076 (14%)
- 1971-1979: 3,114 (11%)
- 1827-1970: 3,767 (13%)

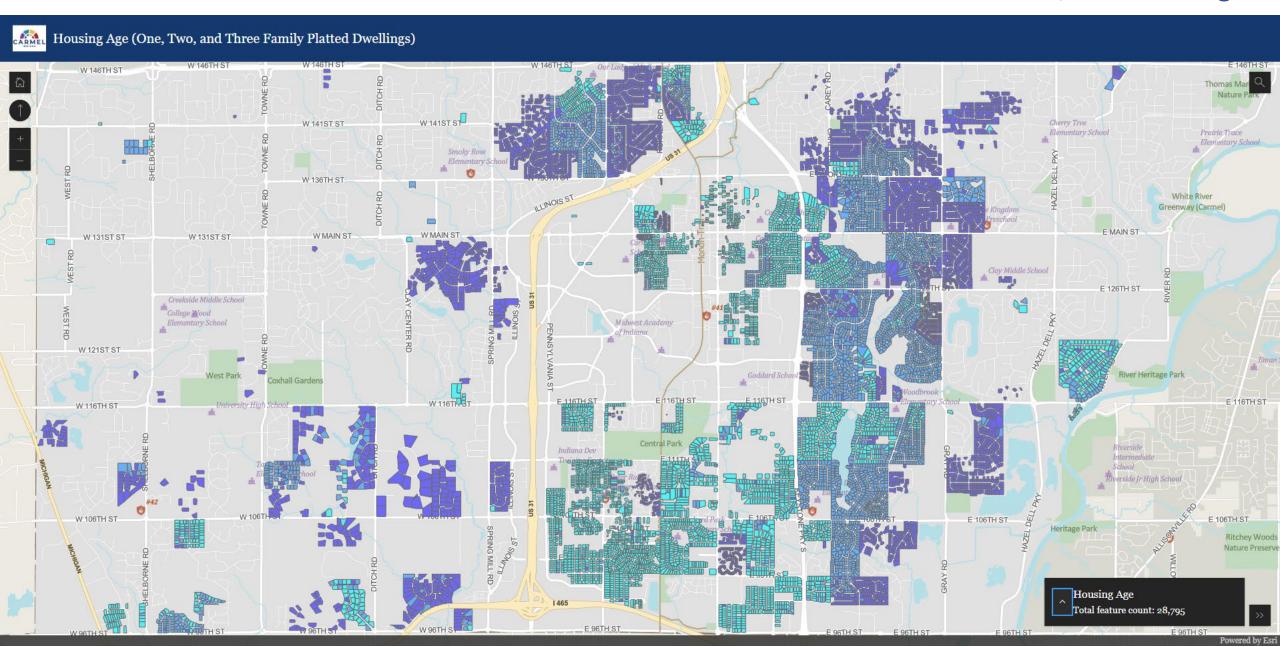
Source: Hamilton County Parcel Data

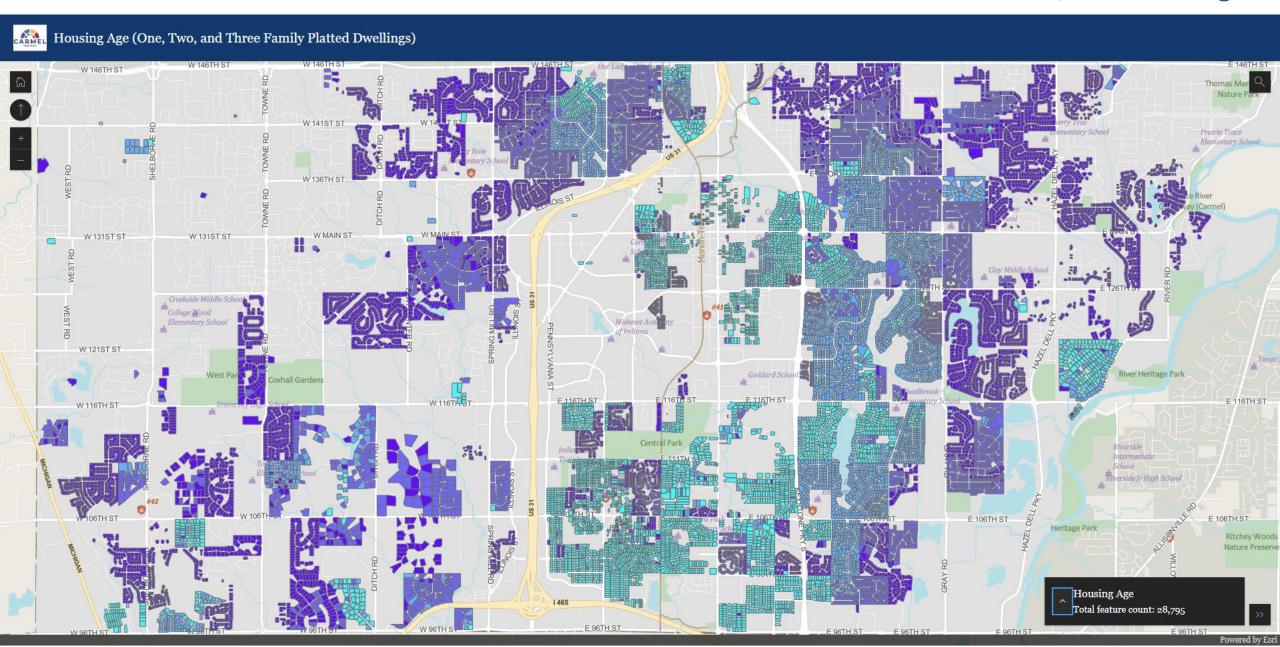
Housing Age by Decade



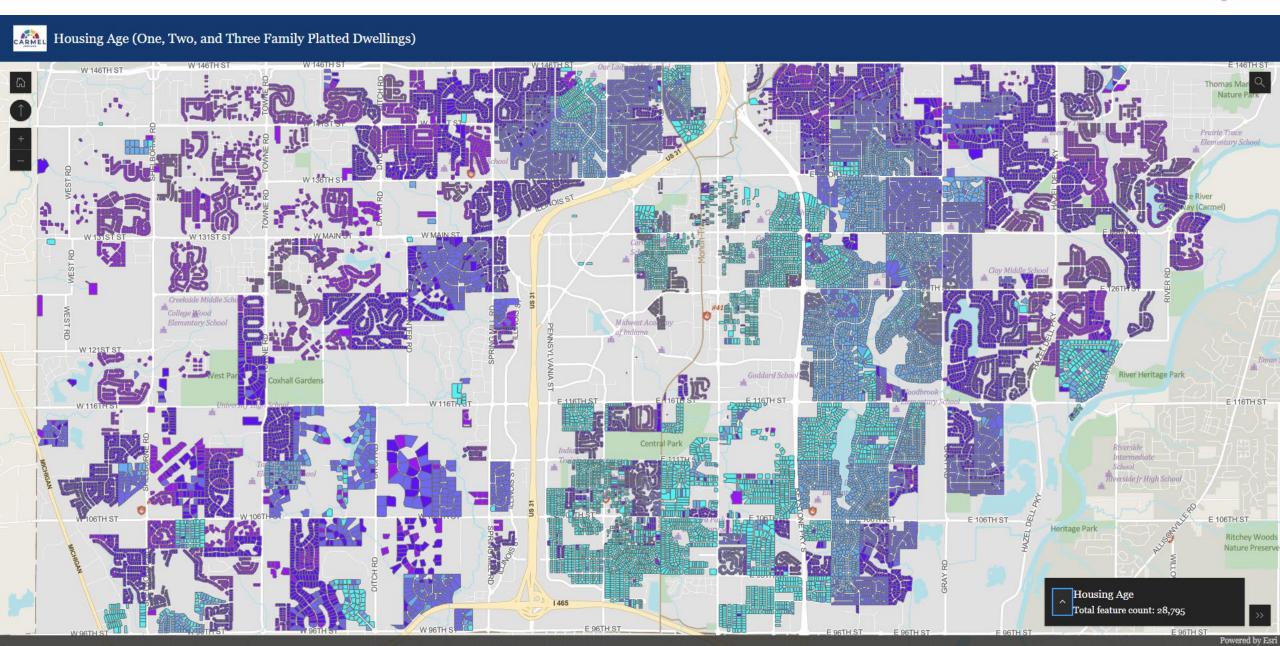


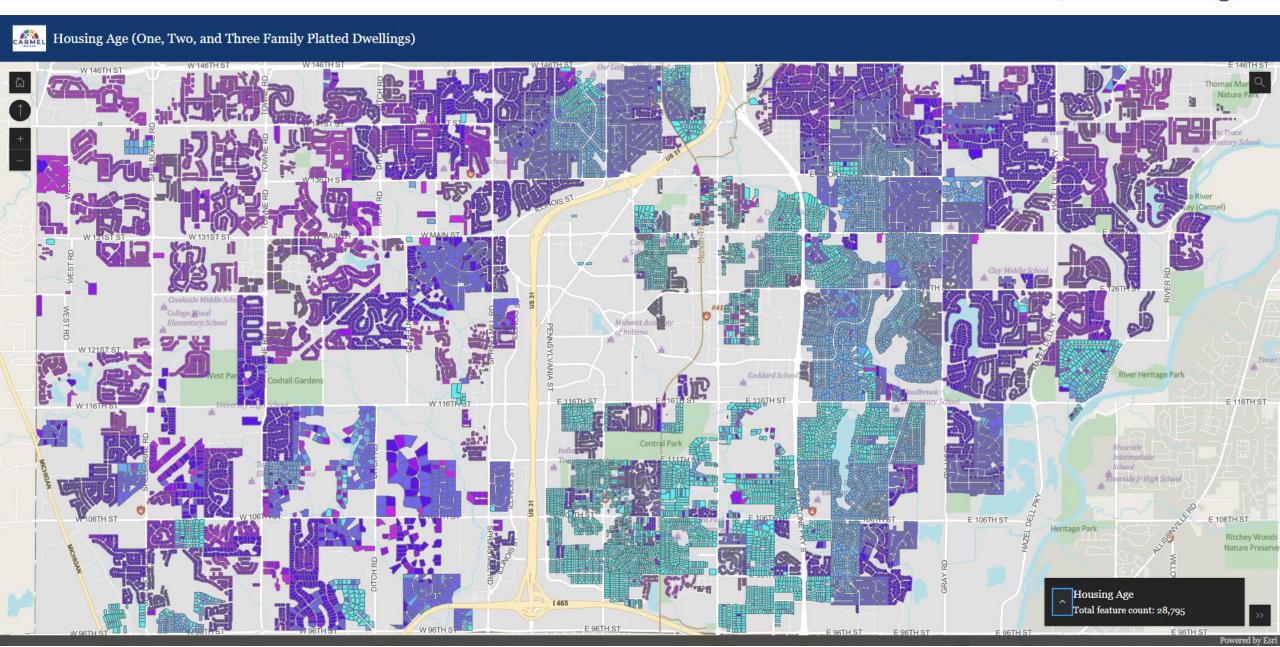




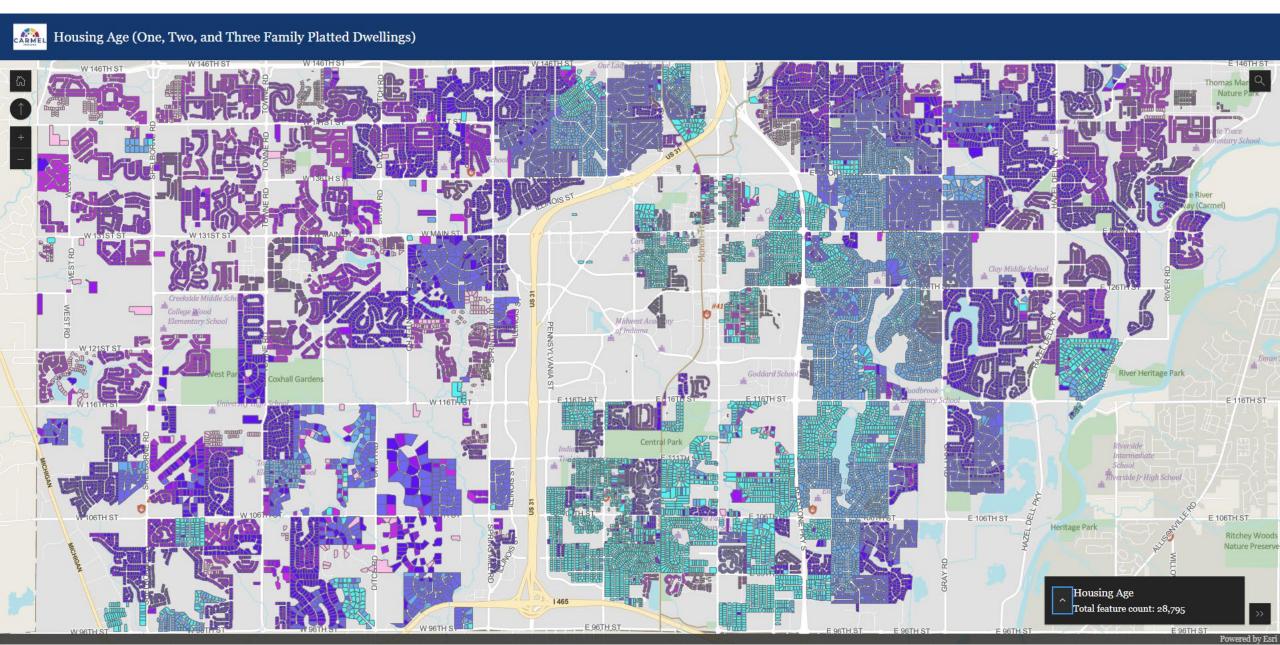


Add 2000-2009





Add 2020-2025



Number of Stories:

One, Two, and Three Family Platted Dwellings

Total Count: 28,792

Number of Stories:

• 2+: 209 (1%)

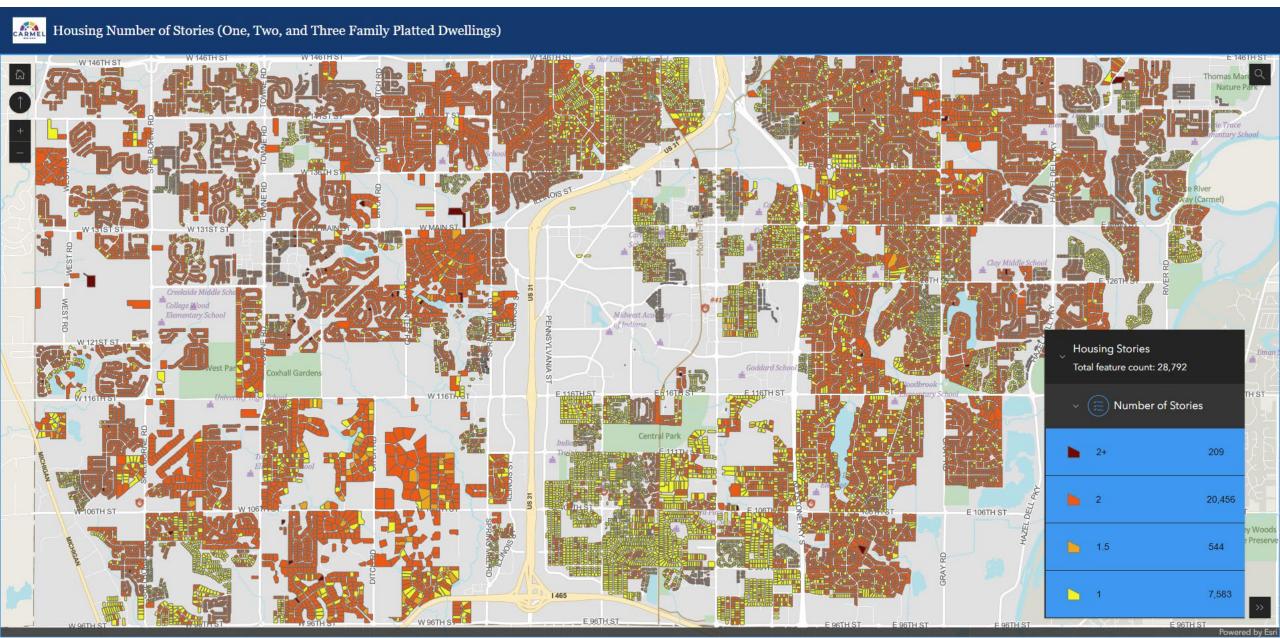
• 2: 20,456 (71%)

• 1.5: 544 (2%)

• 1: 7,583 (26%)

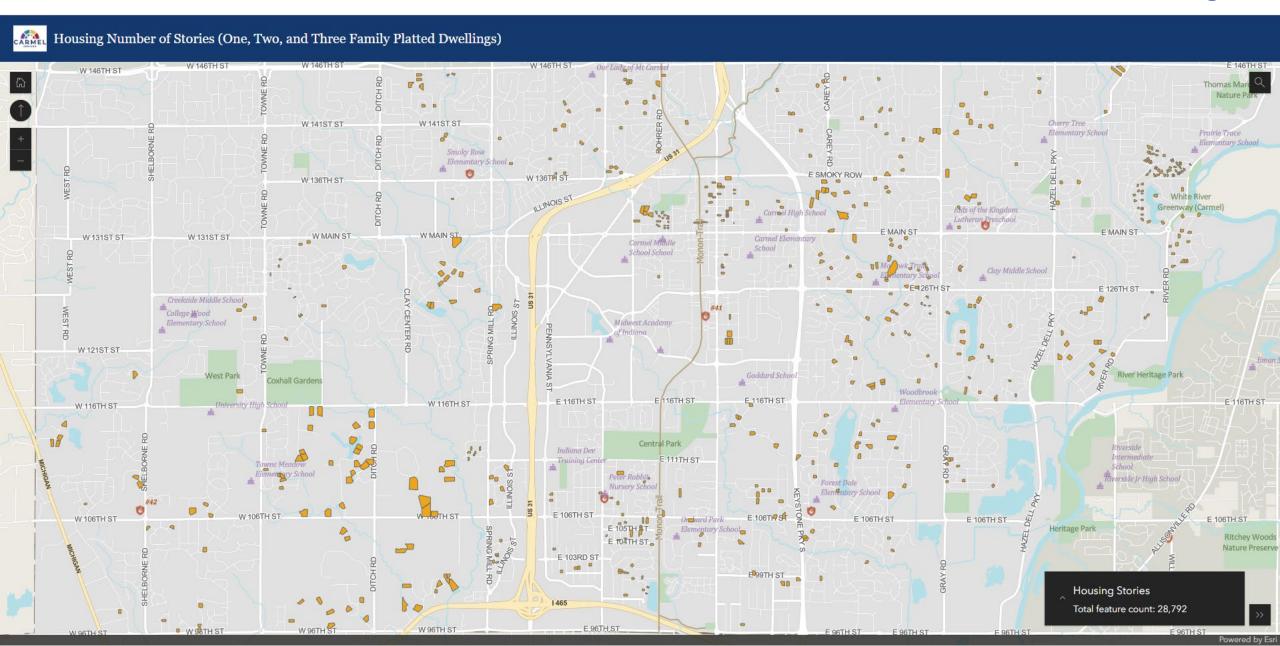
Source: Hamilton County Parcel Data

Housing by Number of Stories

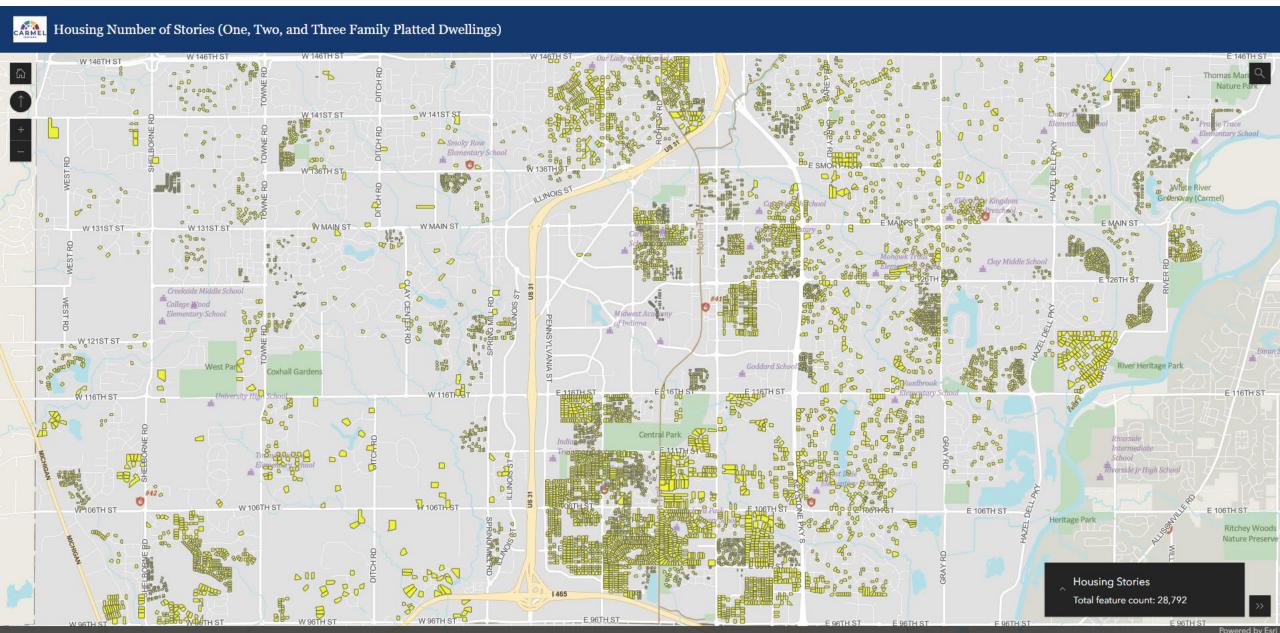


Housing Number of Stories (One, Two, and Three Family Platted Dwellings) Housing Stories Total feature count: 28,792

1.5 Stories



One Story



Unplatted Land

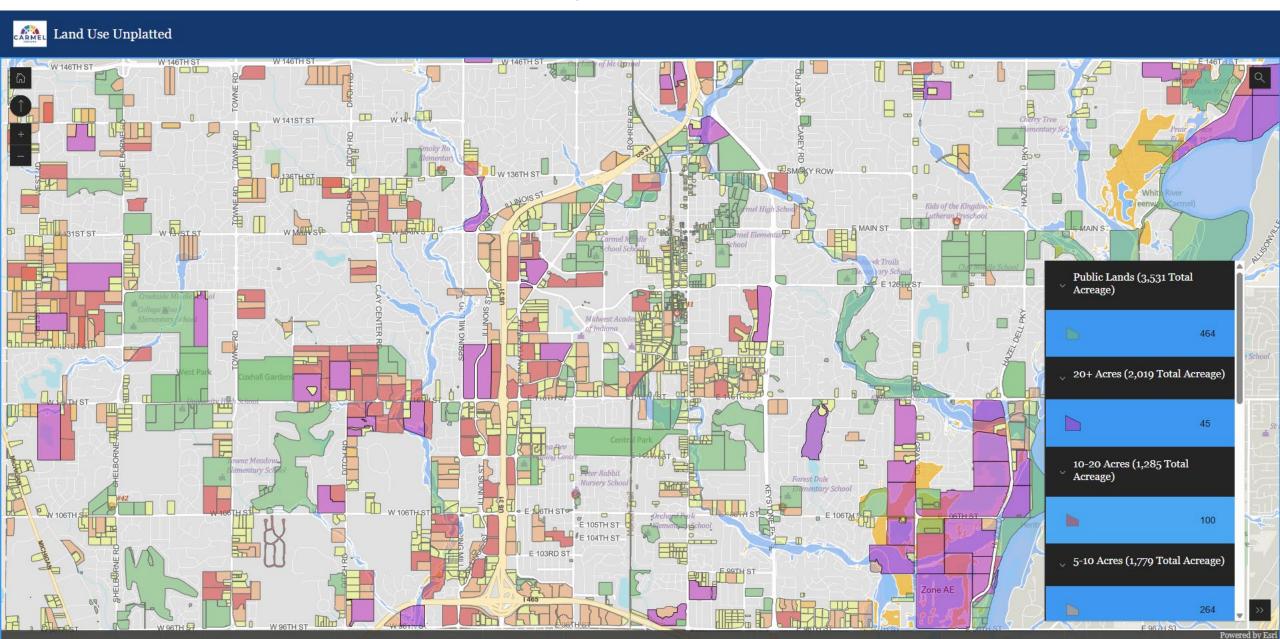
Map Notes:

- Land that is NOT in a platted subdivision
- <u>Does not indicate</u> vacant or available for development – many commercial or multifamily sites are not platted
- Colors indicate the size of parcels
- "Public Lands" label includes parks, schools, golf courses, churches, etc., that are unlikely for development

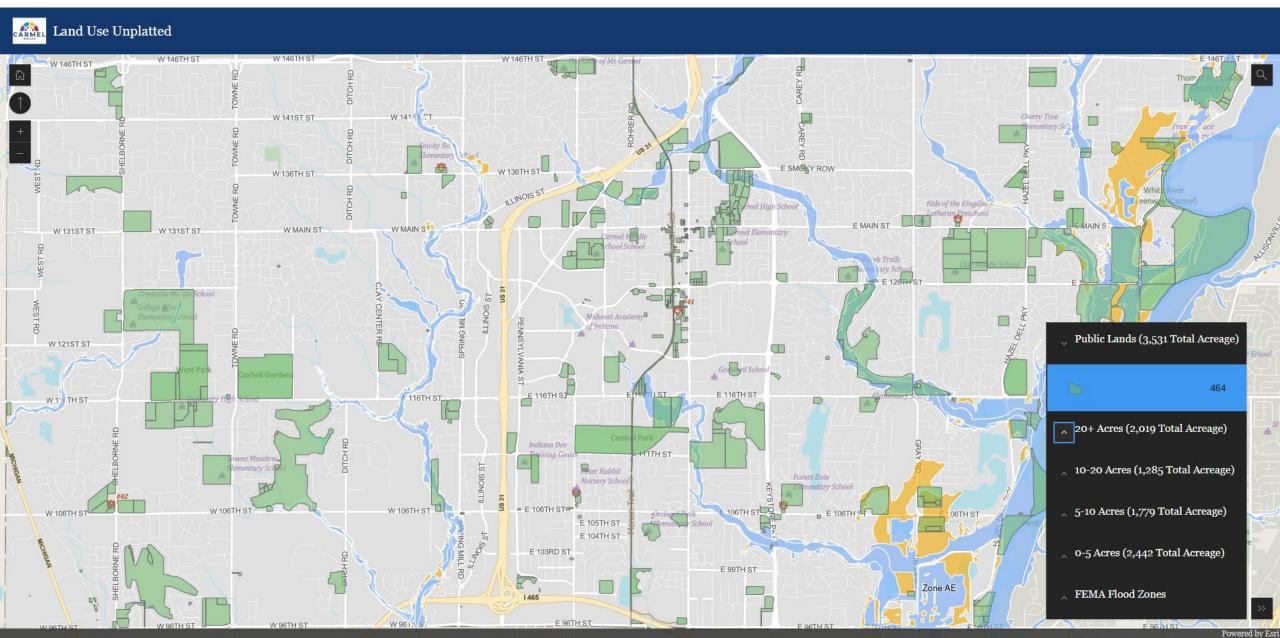
Commission members requested some adjustments to this map, which are in progress

Source: Hamilton County Parcel Data

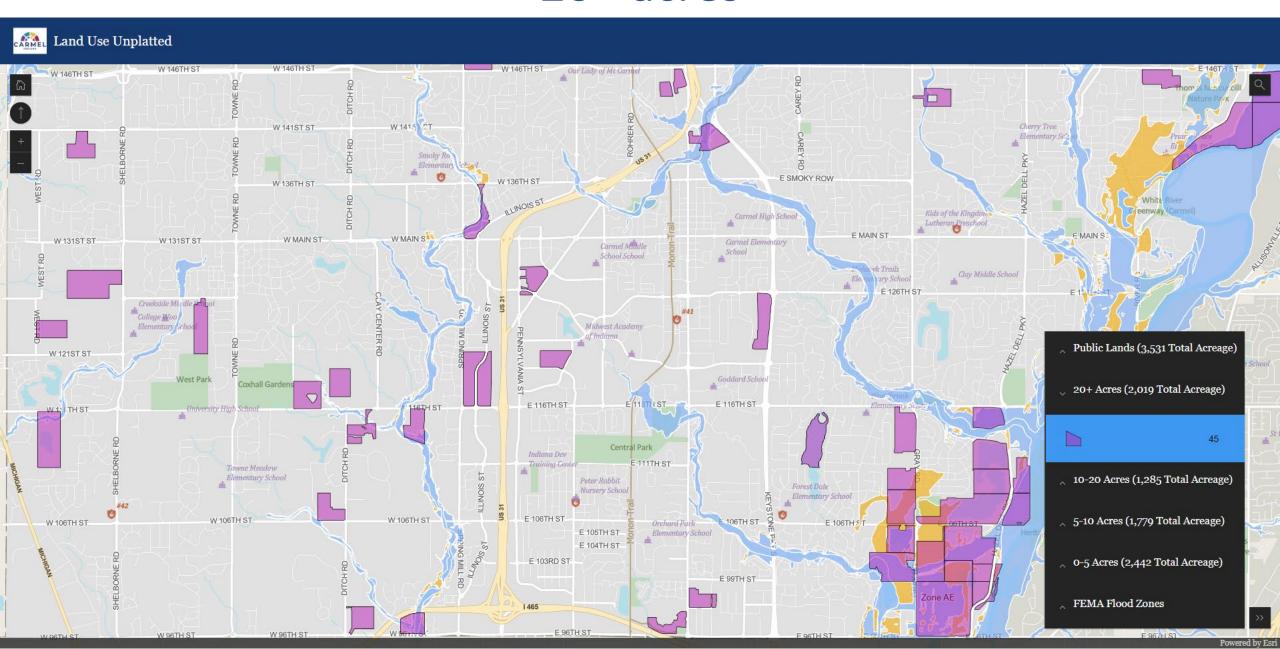
All Unplatted Land



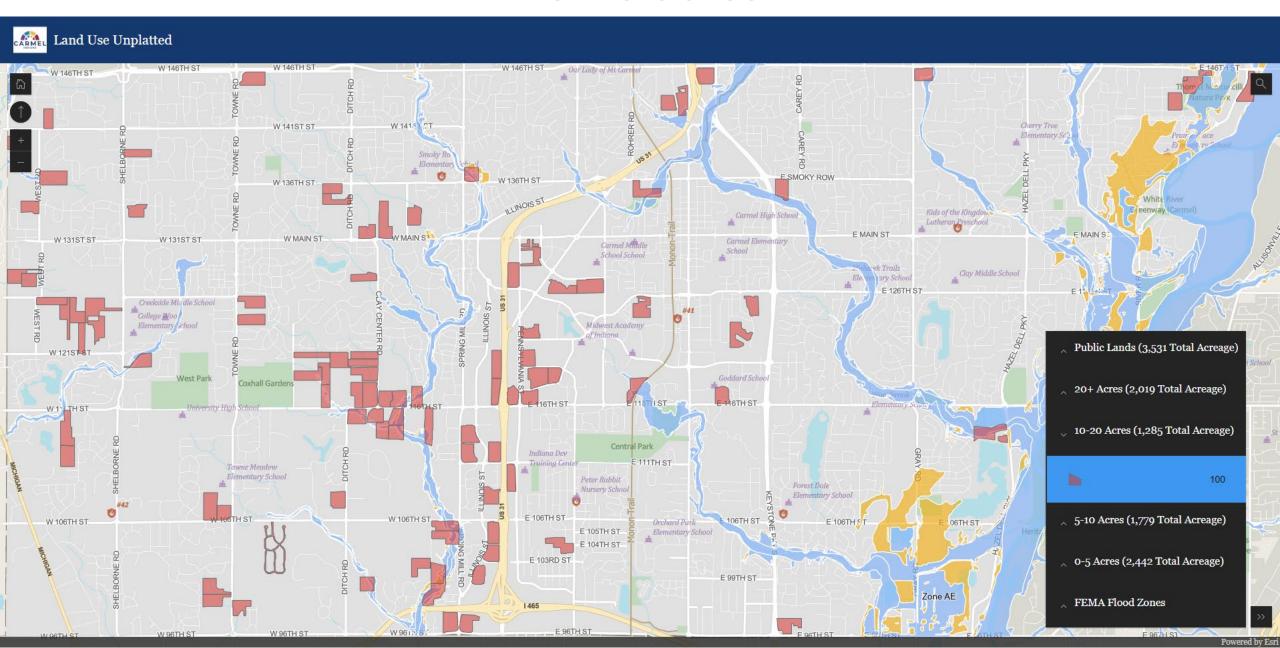
Public Lands (institutional, recreation)



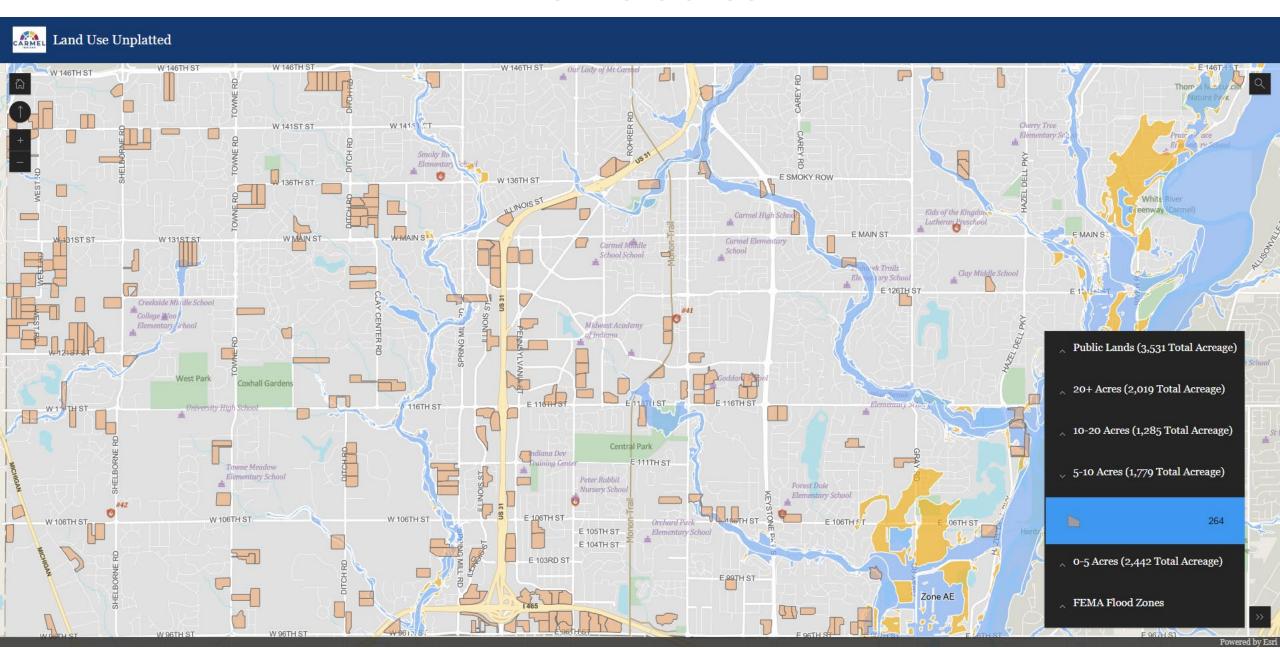
20+ acres



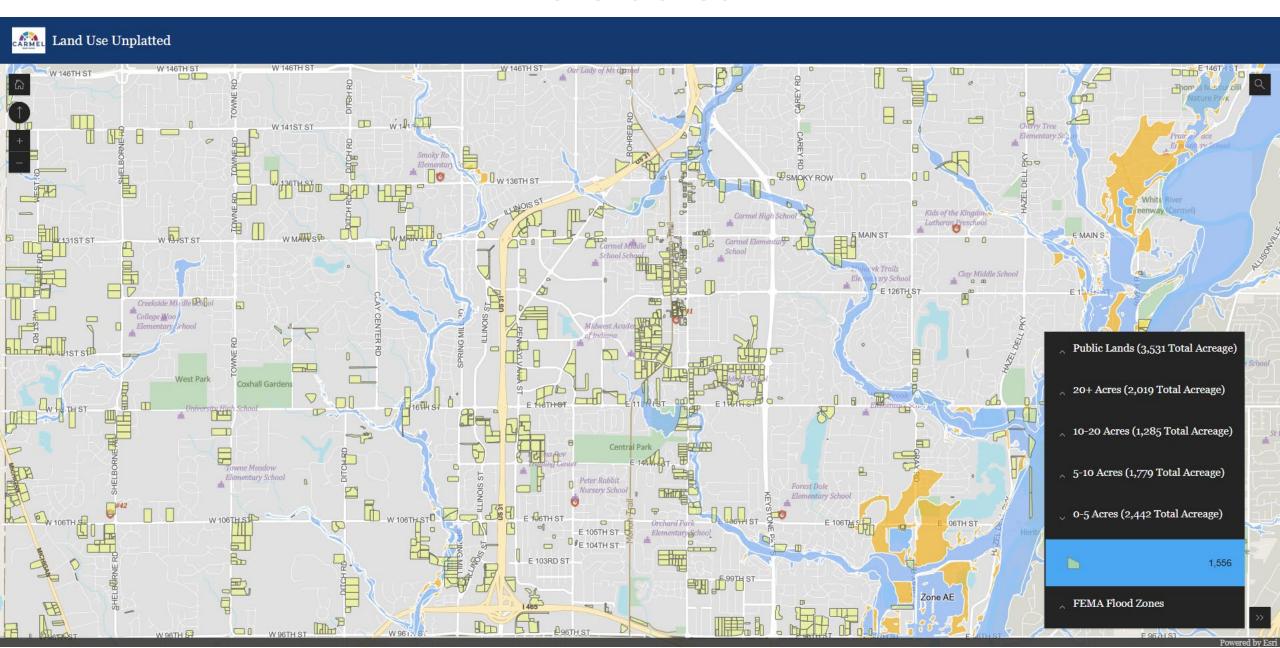
10-20 acres



10-20 acres



0-5 acres



Cost-Burdened Households:

Those spending 30% or more of their monthly income on housing-related costs*.

Cost-burdened owner households (with mortgages)	%
Carmel	15.5%
Fishers	15.9%
Noblesville	16.2%
Westfield	20.8%
Zionsville	17.0%
Indianapolis	23.2%
Hamilton County	17.0%
Indiana	19.5%

Cost-burdened rental households	%
Carmel	42.6%
Fishers	38.5%
Noblesville	41.2%
Westfield	42.0%
Zionsville	36.1%
Indianapolis	50.9%
Hamilton County	40.7%
Indiana	47.4%

^{*}Housing-related costs include mortgage, rent, taxes, insurance, utilities, and other basic housing needs.

Source: US Census Bureau, 2023 ACS 5-Year Estimates

Cost-Burdened Homeowners: Percent of owner households (with mortgages) whose monthly owner costs are 30% or more of household income W 146TH ST 147 units out of 168 1097 total units out of 266 101 126 134 1390 total units out of units out of units out of units out of 1380 total 1333 total 1399 total 1695 total 117 units out of 595 total Greenway (Carmel) 137 466 31 181 198 SMOCAPI, 2023 ACS 5-Year units out of units or units out of units out of units out of 421 total 1002 to 412 total 1171 total 541 total 132 271 Estimated Percentage units out of units out of 1874 total 1225 total 38.7% - 46.5% Cent.191 30.8% - 38.6% units out of units out of 784 total 511 total 22.9% - 30.7% 15.0% - 22.8% 104 units out of units out of units out of 796 total 965 total 733 total 7.0% - 14.9%

Cost-Burdened Renters: Percent of renter households for whom gross rent (plus tenant-paid utilities) is 30% or more of household income units out of units out of 10 total 292 13 116 491 total units out of units out of units out of units out of 587 total 45 total 60 total 264 total 491 units out of 1404 total 417 464 26 527 units out of GRAPI, 2023 ACS 5-Year units out units out of units out of units out of 1020 total 85 tota 1972 total 55 total 1083 total 28 Estimated Percentage units out of units out of 126 total 174 total 52.3% - 65.3% 99 units out of units out of 39.2% - 52.2% 396 total 228 total 26.2% - 39.1% 13.1% - 26.1% 479 150 units out of units out of units out of 963 total 8 total 230 total 0.0% - 13.0%

Ownership Analysis Residential Parcels

Total Count: 32,608

Type of Ownership:

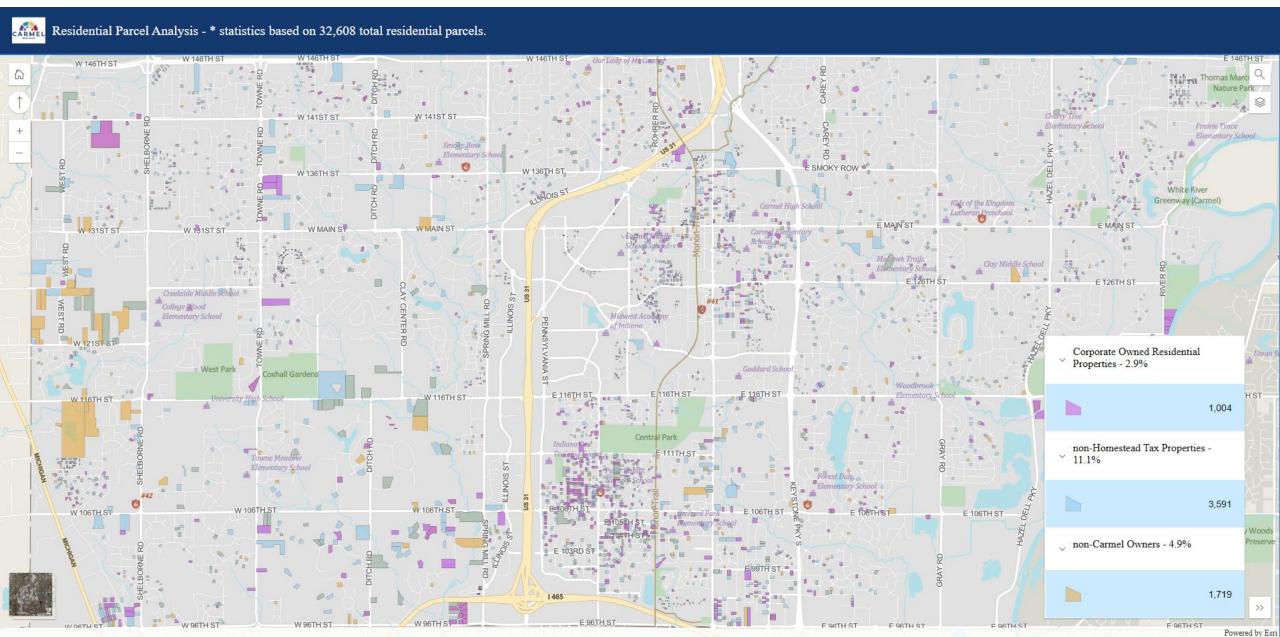
• Corporate Owned: 1,004 (2.9%)

• Non-Homestead: 3,591 (11.1%)

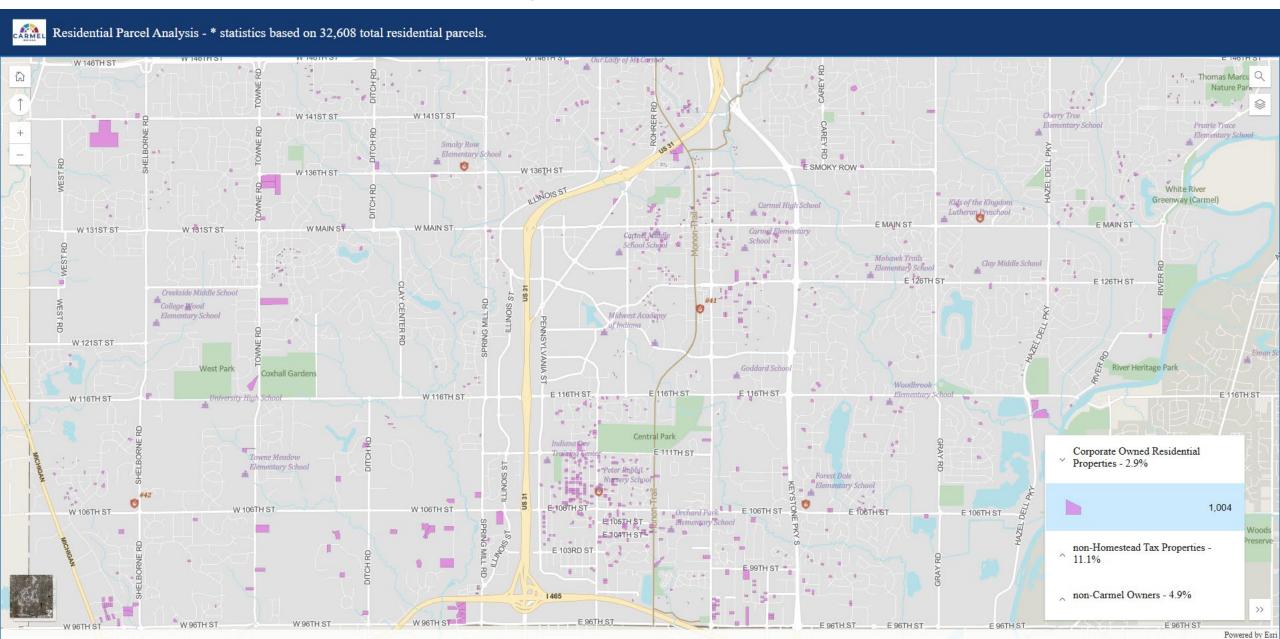
• Non-Carmel: 1,719 (4.9%)

Source: Hamilton County Parcel Data

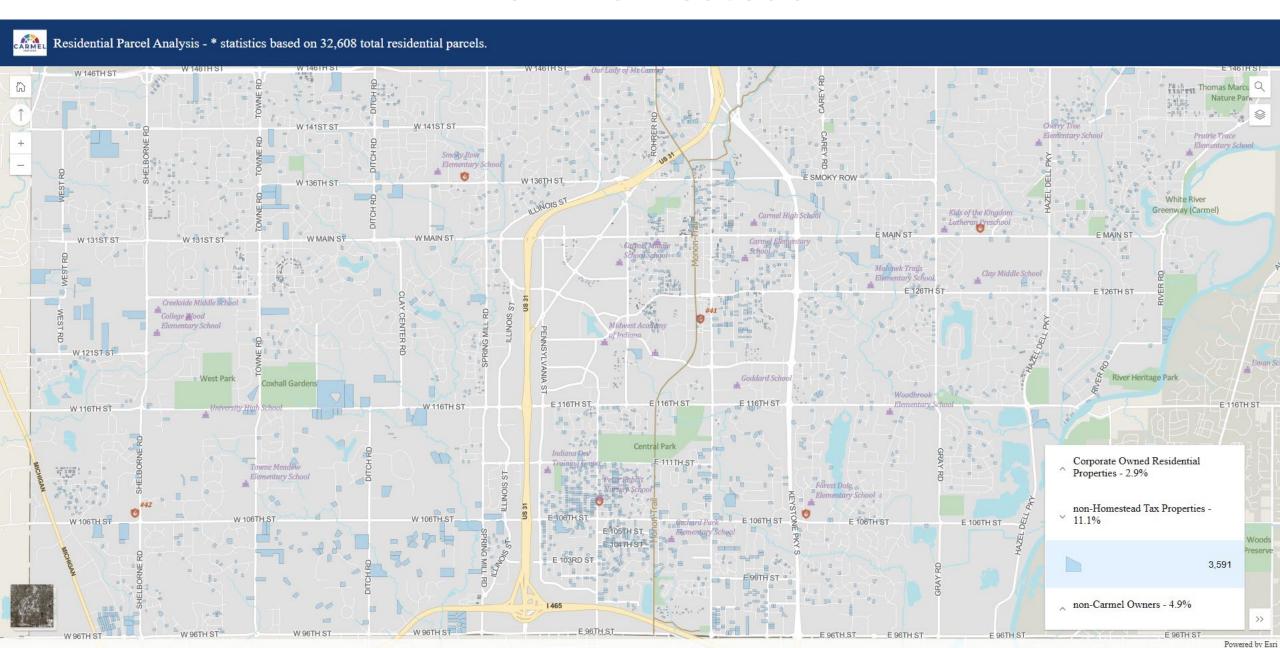
Residential Parcels by Ownership Type



Corporate Owned



Non-Homestead



Non-Carmel

